



Karnataka Bank Officers' Organisation (Regd.)

Regd. Office: Mangalore (D.K.)
(Affiliated to AIBOA)

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Circular No. 02/2023

April 1, 2023

Dear Comrades,

RENTAL CEILINGS ON LEASED QUARTERS ENHANCED AS DEMANDED! - UNDERSTANDING REACHED!

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On 31-12-2022, we had placed a demand with the Management for the enhancement of **RENTAL CEILINGS FOR LEASED QUARTERS** and the same was informed to you, vide our Circular No.11/2022 dated 31-12-2022. In this connection the Management invited us for a discussion on the matter on 12-01-2023 at Head Office.

The Management while initiating the negotiation offered an increase of 35% of existing rental ceiling on leased quarters. While disagreeing on the same, we reiterated that our demand for increase in quantum was very reasonable and pragmatic considering the steep increase in the rental ceilings in all the places over the period of last 6 years. After an elaborate and in-depth discussion in the matter, we are happy to inform you that an understanding has been arrived at, **enhancing the rental ceilings as demanded. The MOU is signed today.**

Further, we are more delighted to inform you that rental ceilings of lease quarters of our members working in branches of Mumbai, Kolkata, Chennai, Bengaluru, Hyderabad and Secunderabad have been upgraded and added with the Branches of DELHI & NCR category. Now, our members working in these branches will also be benefited from the higher rental ceiling due to upgradation of the Centre category, besides enhancement of rent.

We are reproducing hereunder the excerpts of the MOU dated 01-04-2023 signed by both the parties, for the information and guidance of our members. **This understanding will come into effect from 01-04-2023.**

Revision of Rental Ceiling for leased quarters for officers (w.e.f. 01-04-2023):

Sl. No.	Particulars	Limit of Rent (in Rs.)		
		Scale I	Scale II	Scale III
1	Delhi & NCR, Mumbai, Chennai, Kolkata, Bengaluru, Hyderabad and Secunderabad	18,000	20,250	21,750
2	Major 'A' Class Cities & Project Area Centres in Group – A (Excluding Branches in Delhi and NCR, Mumbai, Chennai, Kolkata, Bengaluru, Hyderabad and Secunderabad)	16,500	18,000	20,250
3	All other Branches in Delhi Region and Kolkata Region (Excluding Branches referred to in (1) above (2) above) and in the state of Madhya Pradesh	15,000	16,500	18,000

4	Places in Area-I, State Capitals & Project Area Centres in Group 'B' (Excluding Branches situated at places referred to in (1), (2), (3) above) and State of Goa	13,500	15,000	16,500
5	Places with population of 1 lakh and above but less than 12 lakh (Excluding Branches situated at places referred to in (3), (4) above)	11,750	13,000	14,500
6	Places with population of less than 1 lakh (Excluding Branches situated at places referred to in (3) above)	7,500	8,500	9,000

Moreover, Officers are also eligible for **interest free rental deposit of 6 months' actual rent** as per the existing understanding.

The revised rental ceiling/rental advance on leased accommodation as above will be effective from 01-04-2023. Such of those Officers whose leases are subsisting as on 01-04-2023 and whose lease rentals are less than or equal to the pre-revised ceiling may avail the enhanced benefits on expiring of the subsisting lease and not before. However, such of those Officers, whose lease rentals are more than the pre-revised rental ceiling are eligible to avail difference amount between the pre-revised and enhanced rental ceiling w.e.f. 01-04-2023.

Further, following improvements also have been made in addition to existing terms:

- i) In case of **general transfer** of an Officer during **Mid Academic year / Financial year** from higher category Centre to lower category Centre, he/she can opt to continue the leased quarters facility at higher category Centre as per his/her entitlement at that Centre till the completion of **Academic year / Financial year. However, this facility is not available in the case of request transfer.**
- ii) Officers will be **given the option** to fix the residential quarters either **in the name of the Bank** as per the present practice or **in their personal names** by entering into the agreement with the Owner. Existing lease quarters holders can exercise this option at the time of renewal of lease agreement.

All other prevailing terms and conditions will remain unaltered.

We sincerely thank the Management for arriving at an amicable understanding with our Organisation on the issue. Comrades, by this understanding, one more important pending demand of the Officers has been settled, another organizational advance by KBOO! The above said achievements of the Organisation and the benefits accruing thereof from the settlement will surely motivate our members to further work hard for the growth of our dear Institution with much more commitment and thrust in the days to come.

With warm greetings,

Yours comradely,



**(SURESHA HEGDE S.)
GENERAL SECRETARY**

ALL INDIA BANK OFFICERS' ASSOCIATION	...	...	...	ZINDABAD
KARNATAKA BANK OFFICERS' ORGANISATION	...	...	...	ZINDABAD
OFFICERS - WORKMEN UNITY	...	...	...	ZINDABAD